

Submitted April 8, 2015
Approved as of
Date April 8, 2015

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 05-2015
Wednesday, March 11, 2015**

The City of Rockville Planning Commission convened in regular session in the
Mayor and Council Chambers at 7:00 p.m.
Wednesday, March 11, 2015

PRESENT

Don Hadley, Chair
Anne Goodman Charles Littlefield
David Hill John Tyner, II
Jack Leiderman

Present: Marcy Waxman, Assistant City Attorney
Andy Gunning, Assistant Director CPDS
Jim Wasilak, Chief of Planning
Deane Mellander, Zoning Administrator

I. DISCUSSION ITEMS

- A. Zoning Text Amendment TXT2015-00241** to insert a reference to landscaping and screening requirements for industrial developments that abut residential developments in the Landscaping, Screening and Lighting Manual. The Landscaping, Screening and Lighting Manual will also be amended to insert specific screening requirements between industrial and residential developments. Authorized for filing by the Mayor and Council on February 2, 2015. Public testimony will be received on this item by the Commission, which will make a recommendation to the Mayor and Council.

Deane Mellander stated the text amendment was authorized by Mayor and Council on February 2, 2015, which inserts a specific reference to the Landscaping and Screening Manual in Article 17 of the Zoning Ordinance. He said this Text Amendment will go through the normal process for recommendation first with Planning Commission review, then Public Hearings, and finally discussion by Mayor and Council, before adoption. The requirements mirror those of Montgomery County's.

Discussion continued on the areas where industrial and potential industrial uses abut residential uses; current parking setback requirements; layback slope (heights vs. setbacks); use of fences as screening; landscaping and buffering treatments; and Montgomery County Code Requirements.

Chairman Hadley observed that the Commission appears to agree with the concept, but is concerned about the details as proposed. He suggested the Commission send a letter expressing its concerns. Commissioner Leiderman suggested staff create a draft that addresses the Commission's concerns and Mr. Mellander accepted the request, stating staff will have a draft ready for next Planning Commission meeting to review.

The meeting recessed at 8:38 pm and reconvened at 8:45 pm.

- B. Zoning Text Amendment TXT2015-00242** to insert specific language allowing for the tolling of the validity period of approved developments during the pendency of an appeal, filed February 6, 2015 by Nancy Regelin representing 1900 Chapman Project Owner. Public testimony will be received on this item by the Commission, which will make a recommendation to the Mayor and Council.

Deane Mellander submitted his staff report recommending approval of the proposed text amendment as revised. He stated that staff had worked with the City Attorney's Office to propose revised language that would work while still meeting the applicant's needs.

Nancy Regelin with Shulman Rogers spoke on behalf of her client, 1900 Chapman Project Owner, and supports the changes that staff made.

Commissioner Tyner moved, seconded by Commissioner Goodman, to recommend to Mayor and Council that Section 25.05.08, Extension of Implementation Period, Subpart E, be recommended to the Mayor and Council including noted revisions to the amended language in Attachment 3 as part of Zoning Text Amendment TXT2015-00242.

The motion passed 5-1 (Commissioner Leiderman voted no).

Commissioner Hill moved, seconded by Commissioner Leiderman, to recommend to Mayor and Council on this particular application, TXT2015-00242, the Commission does not support staff's recommendation for two one-year extensions beyond the two-year validity period, and retain the City's current standard with two six-month extensions.

The motion failed 2-4 (Commissioners Hadley, Tyner, Littlefield and Goodman voted no).

Commissioner Tyner moved, seconded by Commissioner Littlefield, that Text Amendment TXT2015-00242, Section 25.07.06 recommended by staff revisions from the applicants proposal, including Parts D and E, Section 25.07.07, Project Plan Review, recommends approval to the Mayor and Council of that section as written in Attachment 3.

The motion failed 3-3 (Commissioners Hadley, Hill and Leiderman voted no).

With the Commission's consent, Chairman Hadley moved, seconded by Commissioner Hill, that the extension period be modified and recommend up to a one-year extension first, and up to a six-month extension as a second request.

The motion passed 4-2 (Commissioners Hill and Leiderman voted no).

II. COMMISSION ITEMS

- A.** Staff Liaison Report – Mr. Gunning provided a preview for the upcoming meetings. On March 25th the meeting will include a CMP update on the Kick-off meeting on May 9th, possible changes to Draft Pike Plan, and a draft letter from staff on text amendment revisions regarding industrial vs. residential buffers. On April 8th, a waiver to APFS Quality Inn Suites, Time Extension to the Twinbrook Metro Site Plan, and Plat for KSI-Kettler will be considered. Finally, Mr. Gunning informed the Commission that they are reviewing consultant proposals for the Southlawn Study.
- B.** Old Business – Commissioners Hill and Goodman shared their thoughts on the March 7th County Growth Forum.
- C.** New Business - None
- D.** FYI Correspondence

III. ADJOURN

There being no further business to come before the Planning Commission, the meeting adjourned at 11:18 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary